



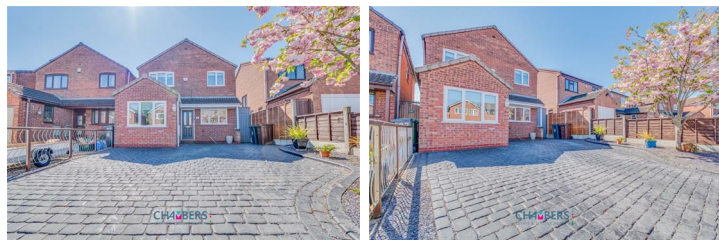
30 Burrow Hill Close, Birmingham, B36 9ED

£400,000

This extremely well presented detached home in Castle Bromwich briefly comprises, hallway, lounge/diner, snug, refitted kitchen, downstairs w/c, four bedrooms and family bathroom. There is an enclosed rear garden and block paved driveway to the front. This property will make a lovely family home and should be viewed !

Approach

Via driveway with off road parking, gated access to rear garden.

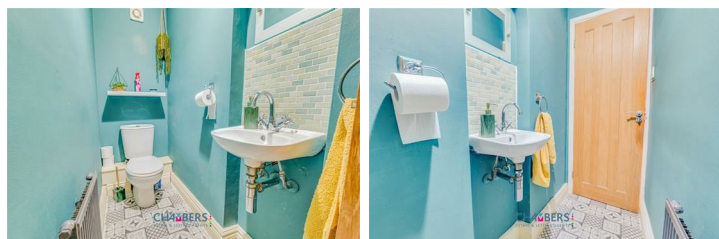


Hallway

Door to front, stairs to first floor accommodation, large under stairs storage cupboard, radiator and two ceiling light points.

Downstairs W/C

Low level W/C, hand wash basin, radiator and ceiling light point.



Kitchen

14'10 x 7'07 (4.52m x 2.31m)

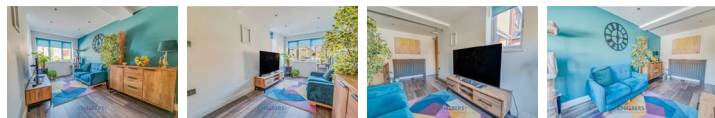
Double glazed window to front and side, double glazed door to side, wall, base and drawer units, sink with drainer and mixer tap, space for double gas cooker with extractor over, integrated microwave, fridge freezer, radiator and ceiling light point.



Snug

7'02 x 15'07 (2.18m x 4.75m)

Double glazed window to front and side, radiator and spot lights to ceiling



Lounge/Diner

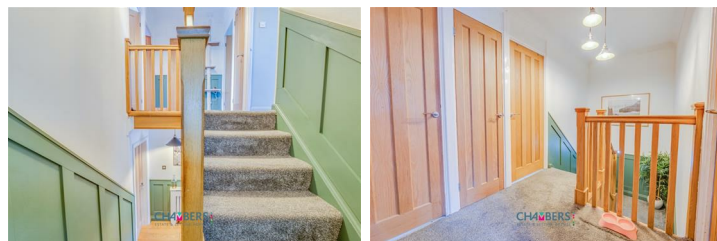
19'08 max/23'00 x 10'07 min x 12'02 max (5.99m max/7.01m x 3.23m min x 3.71m max)

Double glazed window to side and rear, double glazed French doors to rear garden, multi fuel log burner, two radiators and three ceiling light points.



Landing

Loft access with ladder and ceiling light point.



Bedroom One

12'04 x 10'11 (3.76m x 3.33m)

Double glazed window to rear, radiator and ceiling light point.



Bedroom Two

8'05 x 10'10 (2.57m x 3.30m)

Double glazed window to rear, radiator and ceiling light point.



Bedroom Three

9'07 to storage x 8'08 (2.92m to storage x 2.64m)

Double glazed window to front, built in storage, radiator and ceiling light point.



Bedroom Four

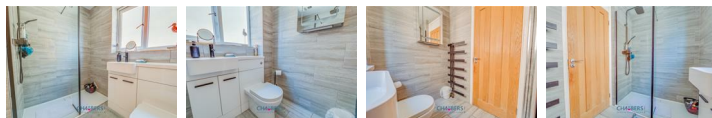
8'05 x 8'08 (2.57m x 2.64m)

Double glazed window to front, radiator and ceiling light point.



Shower Room

Double glazed obscured window to side, low level W/C, double shower cubicle, hand wash basin in vanity unit, heated towel rail and spot lights to ceiling.



Rear Garden

Decked patio area, artificial lawn, two sheds and enclosed to neighbouring boundaries.



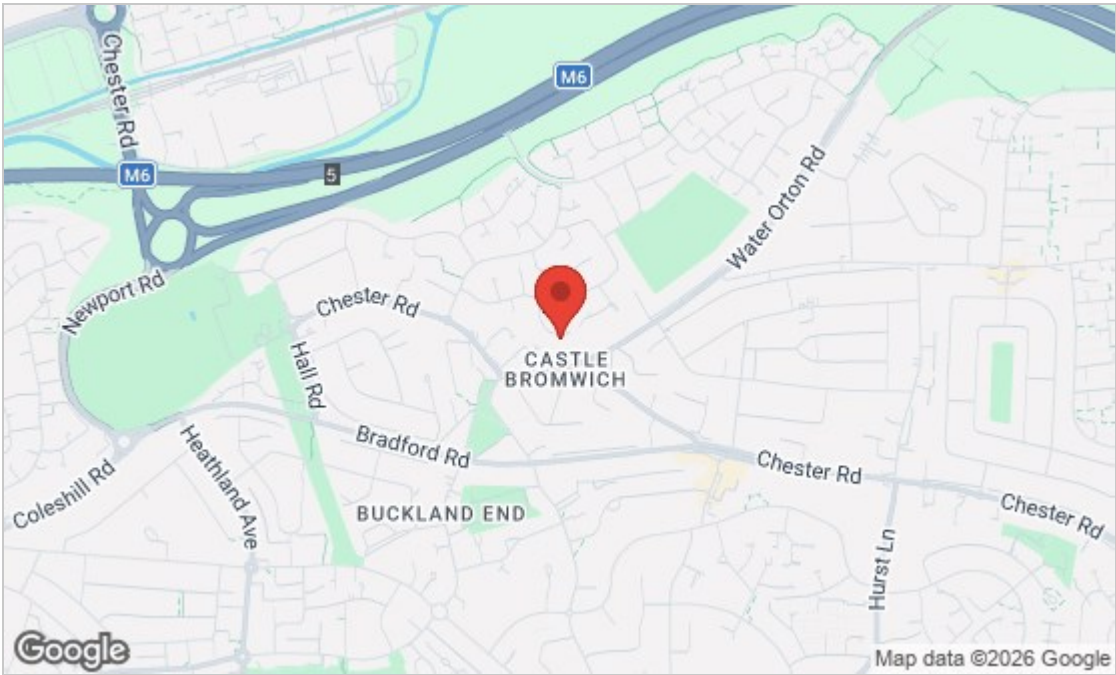
Further Information

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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D

EPC Rating - D



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G			60	82
Not energy efficient - higher running costs				
England & Wales			EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating				
			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO ₂ emissions				
England & Wales			EU Directive 2002/91/EC	

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